

## 76 Auburn Shores Manor SE Calgary, Alberta

**MLS # A2236942**



# \$830,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,570 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Granite Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Pergola on deck		

**\*View the 3D Video\*** Welcome to Auburn Bay &ndash; where lake living meets family-friendly comfort in one of Calgary's most sought-after lake communities! Just half a block from the water, this stunning 2-storey home offers over 2500 sq. ft of living space with 4 bedrooms upstairs and a thoughtfully designed layout perfect for growing families. Step into the bright, open-concept kitchen featuring a generous island, crisp white cabinetry, granite countertops, gas cooktop, built-in oven, and a walk in pantry that will impress any home chef. The adjoining living and dining areas are ideal for entertaining or everyday living. Upstairs, retreat to your spacious primary suite with an oversized walk-in closet and spa-inspired ensuite, complete with dual vanities and a relaxing jacuzzi tub. Three additional bedrooms provide plenty of space&mdash;whether for the kids, guests, a nursery, or a home office. The cozy upper-level bonus room is enhanced with elegant glass French doors, making it a perfect place to unwind. The basement is partially finished with one bedroom 90% complete. Outside, enjoy the fully fenced and very inviting backyard complete with a deck with a pergola and in the front beautifully low-maintenance landscaping. The oversized 25's; deep heated garage and exposed aggregate driveway, walkway, and bin pad add both practicality and curb appeal. Additional upgrades include central A/C on the upper level, dual furnaces, built-in speaker wiring (kitchen, deck, and ensuite). You're just steps away from Auburn Bay Lake, where your family can enjoy swimming, fishing, paddle boarding, beach days, and picnics in the summer, and skating, tobogganing, ice fishing and winter walks in the winter. Don't miss your chance to experience all that Auburn Bay has to offer&mdash;book your showing today.